

Nebraska Autobody Association



http://www.nebraskaautobody.com PO Box 145 Clay Center, NE 68933 (402) 762-3562 (800) 469-8770 Fax (402) 762-3562

FEB 3 - 2006

February 1, 2006

Planning Department 555 South 10th Street Suite 213 Lincoln, NE 68508

RE: Reference # CA#05082

To Whom It May Concern;

It has come to my attention that Glenn's Body Shop, owned by Glenn Hillhouse, is in danger of closing due to zoning laws. After his property at 21st & P Streets was taken by the City of Lincoln for the Antelope Creek Project he purchased property at 21st & K Streets for his business. He is now in danger of losing that business due to zoning laws. I would like to recommend that he be granted the requested change in zoning for his property at 21st & K Streets.

If Mr. Hillhouse is not granted the change in zoning he will not be able to stay in business. Glenn Hillhouse runs an honest, reputable business that is an asset to the community. He should be allowed to continue to serve his customers and the community.

Thank you for your time and consideration in this matter.

Norbert Zaenglein

Executive Officer

Sincerely

Nebraska Autobody Association

FEB 3 - 2006

City of Lincoln
Planning Department
555 S. 10th Street Suite 213
Lincoln, NE 68508

February 2, 2006

To Whom It May Concern:

I am writing to recommend a change of zoning in favor of Glenn Hilhouse (Glenn's Body Shop) on the property located at 12th and K Streets. Glenn's Body Shop is an asset to the community of Lincoln and deserves the opportunity to continue in business. Glenn Hilhouse is an honest, reputable individual who takes pride in being a resident of Lincoln. Please allow him to continue his contribution to our great city.

Sincerely,

Jerry E. Sieck

1030 Manchester Drive Lincoln, NE 68528 Planning Department City of Lincoln 555 South 10th, Suite 213 Lincoln NE 68508

FEB 3 - 2006

Reference: CZ #05082

The purpose of this letter is to support Glenn Hillhouse and Glenn's Body Shop in the request for Zoning Change on his new property on 21st and K Streets in Lincoln Nebraska.

I have chosen to have Glenn do all of the body work on my vehicles for at least the last 10 years. I know that he does quality work and this is acknowledged by State Farm Auto Insurance as they have an agreement with him to perform this work without requiring a series of estimates from other shops.

Glenn has been doing this form of work for a great number of years. He has selected this market area to service his customers. The bulk of his customers come from the south and east portions of Lincoln. His chosen location is convenient to them as they travel to and from their work in down town Lincoln. This location along Capitol Parkway is extremely convenient for them. Although I live at Capitol Beach, this location is also good for me as it is near downtown.

About concerns of this location being to near Lincoln High School.

Glenn and I are both Alumni of LHS. I suspect his family also attended this school. My parents, children and grandson also attended or attend LHS. There is nothing about this project that will detract from the grand old school. In fact, his project will provide cleanliness and a sense of stability to this neighborhood. LHS used to offer Auto Body classes (Probably still does). This business may offer additional incentive to students searching for a career.

Glenn didn't go looking to move his business. The need to move was caused by the Antelope Valley Project. Glen entered into a difficult search for a place that would allow him to continue his business and service his customers. You probably know that land that meets the requirements for this business is scarce. I believe Glenn deserves some additional consideration as a result of the trying times that city has put him through as the result of this project. He has gone over and above the norm to put together this solution.

I work for the State Department of Roads and was formerly in the Right of Way Division. I find it hard to believe the minimal "Relocation Assistance" available from the Antelope Valley Project Team to aid displaced people and businesses. It seems to me that the City should be out front trying to help business and individuals to cope with the city's growth.

I personally request that you approve this application for Zoning change. I vouch for Glenn and his business as being of highest integrity. I'm sure that State Farm and other Insurance Companies will do the same if asked.

Thank you in advance for your consideration

Egon Bill W Fagerberg Jr.

-2011 Suffelde Drive Lincoln NE 68528

ROBERT G STUMP 73838 WHITE SANDS DR 29 PALMS, CA 92277

2 Feb 2006

760-830-1366 (day) 760-830-1621 (fax)

Lincoln/Lancaster County Planning 555 South 10th #213 Lincoln, NE Ref: CZ # 05082

I am writing this letter in support of the change of Zone request #05082 submitted by Glenn Hillhouse concerning the property located at 21st and K Streets.

This request for change of Zone has been necessitated by the fact that Mr. Hillhouse's business, at 2121 P Street, was acquired by the city of Lincoln in an **Eminent Domain** eviction, as part of the Antelope Valley Flood Plain Project.

I have known and worked with Mr. Hillhouse both personally and professionally for the last 45 years. He is honest, hard working and has always been at the forefront of the auto body business in Lincoln. The shop he built at 2121 P Street in 1965 was unlike any other body shop at the time. Built of block with a glass front and a manicured lawn, many customers repeatedly drove past it looking for a body shop thinking the building was another type of business. Over several decades he has established a repeat customer base, which would be the envy of any service business. Customers constantly return due to the quality of his work and the integrity of his service. His shop is always orderly, well kept and clean. Years before it was the norm, he warranted his work and stood by that commitment, ensuring every job met his quality and durability standards.

Prior to the environment becoming the hot button issue that it is today, Mr. Hillhouse was concerned with the responsible conduct of his affairs. His was one of the first businesses to install; oil water separators in floor drains to eliminate oil and solvent runoff, mufflers on air compressors to quite their operation, and efficient, in floor, hot water heating, augmented with solar panels and solar wall hot air generation, to reduce utility consumption. Recently, although not required to do so, he installed a self-contained down draft paint spray booth, which complies with all; NFPA standards for spray application of combustibles, OSHA standards for safety and health, and all environmental requirements for clean air emissions.

FEB - 8 2006

Based on my long-term association with Glenn Hillhouse, I highly endorse and recommend approval of his change of zone #05082 request. His business location will enhance the downtown area of Lincoln, support the local economy, and provide a necessary service. I have no doubt that the building he constructs will be well thought out, architecturally pleasing, environmentally sound and serve as a model for the downtown revitalization effort.

Feel free to contact me at any time if I may provide further information that would be useful.

Sincerely,

Robert G. Stump LTCOL USMC (ret)



"Dan Mulder" <danmulder@mjincentives.co m>

02/02/2006 11:35 AM

To "j walker" <jwalker@lincoln.ne.gov>

cc "Glenn Hillhouse" <glenns@inebraska.com>

bcc

Subject cz 05082

Planning Commission:

I am communicating to you to support Glenn Hillhouse and his change of zoning at 21st & K. I own a small business also and would appreciate you helping a friend who like me depends on a good location for doing business.

Glenn's Body Shop has been an asset to his community and should be allowed to stay in business. It wasn't Glenn's idea to relocate in the first place. His business was always in order and has always been a good business neighbor.

Small business is the biggest employer in Lincoln and we should all do what we can to keep them going.

Dan Mulder MJ Marketing 3901 No.69th street Lincoln, Ne. 68507 800-333-4042 Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

To Whom It May Concern:

I am writing to recommend/request a change of zone in favor of Glenn Hillhouse reference number CZ #05082 to build a new state of the art Collision Repair Center at 19th & K Streets

I have known Mr. Glenn Hillhouse for 35 years. His reputation as a businessman with honesty in the car repair industry speaks for itself. Mr. Hillhouses' vision and progressive thinking paved the way to improve the image in the collision industry when he built his current store in 1967 which has now been purchased for the Antelope Creek project. His body shop raised the bar. Any facility he would build would be an absolute asset to the City of Lincoln. He is respected by the insurance industry and customers for his honesty, service and quality of repairs. The location is ideal and convenient for residents that will work in what city officials believe will be a revitalized downtown.

Sincerely,

Mary Miller 2811 S. 79th

Lincoln, Ne. 68506

| Planning Department 2-3-6 | |
|--------------------------------------------------------------------------------------------------|--|
| Recommend Change of Zone in favor of Glenn Willhouse. | |
| My Husband and I have been Customers of Glenn sence 91 or 92 Nave also been Satisfied with | |
| the service provided and the staff has been polite and helpful | |
| His business Would be a Credit to any area! Lalbonet Don Cookus | |
| Sincoln. Ne 68524 | |

FEB - 7 2006

February 3, 2006

Planning and Zoning 555 South 10th St. Suite 213 Lincoln, Nebr. 69508

Reference #CZ 05082

To whom it may concern,

Subject: Change in zoning in favor of Glen Hillhouse for relocation of his body shop to 21st & K. St.

Glenn Hillhouse and sons owned and operated a body shop at 21st & P St. He has been at that location for many years. In that time he maintained a very clean, respected, and well managed business. That business would be an asset in any community. Glenn thrives for excellence and honesty.

Glenn has been a very important part of our lake association. He has been a dedicated leader. He has worked tireless hours for which there were very little thanks.

Glenn is an asset to the city of Lincoln and needs your support in this issue so he can continue to operate his business. He has cooperated in improving his business at his present location. We are asking you to please support our friend and neighbor.

Sincerely,

Larry & Diane Tegtmeier

Deanie & farry tegtmeni

512 Pier 1

Lincoln, Nebr. 68528



To "plan@lincoln.ne.gov" <plan@lincoln.ne.gov>

cc "mkrout@lincoln.ne.gov" <mkrout@lincoln.ne.gov>

bcc

Subject Change of Zone request# 05082

ROBERT G STUMP 73838 WHITE SANDS DR 29 PALMS, CA 92277 2 Feb 2006 760-830-1366 (day) 760-830-1621 (fax)

Lincoln/Lancaster County Planning 555 South 10th #213 Lincoln, NE Ref: CZ # 05082

I am writing this letter in support of the change of Zone request #05082 submitted by Glenn Hillhouse concerning the property located at 21st and K Streets.

This request for change of Zone has been necessitated by the fact that Mr. Hillhouse's business, at 2121 P Street, was acquired by the city of Lincoln in an Eminent Domain eviction, as part of the Antelope Valley Flood Plain Project.

I have known and worked with Mr. Hillhouse both personally and professionally for the last 45 years. He is honest, hard working and has always been at the forefront of the auto body business in Lincoln. The shop he built at 2121 P Street in 1965 was unlike any other body shop at the time. Built of block with a glass front and a manicured lawn, many customers repeatedly drove past it looking for a body shop thinking the building was another type of business. Over several decades he has established a repeat customer base, which would be the envy of any service business. Customers constantly return due to the quality of his work and the integrity of his service. His shop is always orderly, well kept and clean. Years before it was the norm, he warranted his work and stood by that commitment, ensuring every job met his quality and durability standards.

Prior to the environment becoming the hot button issue that it is today, Mr. Hillhouse was concerned with the responsible conduct of his affairs. His was one of the first businesses to install; oil water separators in floor drains to eliminate oil and solvent runoff, mufflers on air compressors to quite their operation, and efficient, in floor, hot water heating, augmented with solar panels and solar wall hot air generation, to reduce utility consumption. Recently, although not required to do so, he installed a self-contained down draft paint spray booth, which complies with all; NFPA standards for spray application of combustibles, OSHA standards for safety and health, and all environmental requirements for clean air emissions.

Based on my long-term association with Glenn Hillhouse, I highly endorse and recommend approval of his change of zone #05082 request. His business location will enhance the downtown area of Lincoln, support the local economy, and provide a necessary service. I have no doubt that the building he constructs will be well thought out, architecturally pleasing, environmentally sound and serve as a model for the downtown revitalization

effort.

Feel free to contact me at any time if I may provide further information that would be useful.

Sincerely,

Robert G. Stump LTCOL USMC (ret) Reference Number CZ #05082

I recommend change of zone in favor of Glenn Hillhouse for his property at 21st & K Streets to relocate his business. His existing business property at 21st & P Street has been taken by the city for the Antelope Creek project.

Glenn Hillhouse is honest and reputable, and Glenn's Body Shop is an asset to the community. Please act favorably on this zoning change.

Roy Pester 609 Pier One

Lincoln NE 68528

Cell 310-6512



To <mkrote@lincoln.ne.gov>, <mayor@lincoln.ne.gov>, <plan@lincoln.ne.gov>, <council@lincoln.ne.gov>

cc "Glenn Hillhouse" <glenns@inebraska.com>

bcc

Subject support to approve change of zone CZ #05082

Dear City of Lincoln Officials,

As a life long Lincoln resident I have come to know many people in our community. I have witnessed both good and bad leadership and both good and bad decisions related to the welfare of our wonderful city. I have watched with interest the Antelope Valley Project and its affects, including those that are being displaced and the hope this project brings for the future of Lincoln.

One of the businesses in the way of the project, Glenn's Carstar Body Shop 2121 P Street is seeking a change of zone for nearby property at 21st & K streets for the purpose of relocating his business to stay in the downtown area. If it hadn't been for the Antelope Valley Project, this relocation would not have been necessary.

I have known Glenn and his sons for many years, as I have used their repair services on several occasions and find them to be an outstanding business operation. I have also served as the President of the Capitol Beach Community Association with Glenn as Vice President, and find him to be a great neighbor and friend.

It would truly be a sad day if Glenn is forced out of business, due to an inability to relocate. His commitment to keeping his business in the downtown area when many others have abandoned the heart of our city should be commended.

I am familiar with the area in question and do not see how anyone would find a body shop operation like Glenn's to be offensive in any way. He runs a very clean and orderly operation.

I urge you to act on the change of zone CZ #05082 and approve his request.

Respectfully,

John Huff

505 Pier 2

Lincoln Ne. 68528

402-474-5092

February 5, 2006

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

Reference: CZ #05082

Glenn Hillhouse

I recommend change of zone in favor of Glenn Hillhouse. His auto body shop has always reflected an excellent appearance in his past location and would be an asset in the new location at 21st and K Streets.

Sincerely,

Gary Nichelson

182 West Lakeshore Drive

Lincoln, NE 68529 (402)- 432-0084

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SHELTER MUTUAL SHELTER GENERAL SHELTER LIFE

02/06/2006

City of Lincoln Planning Department 555 South 10th Ste. 213 Lincoln, NE 68508

Ref# C Z 05082

To Whom It May Concern:

I would like to recommend a change of zone in favor of Glenn Hillhouse and his property on 21st and K Street. I have been working with Glenn for over 5 years and frequently refer business to him. Glenn is a credit to the business community and someone I can trust to treat my clients with the utmost professionalism. His buildings are always clean and Glenn and his staff treat everyone with the courtesy and honesty you would expect from a 1st class operation. It would be a shame to take such a long running local business out of the Lincoln downtown area. Please take these reasons into consideration when ruling on this action.

Sincerely,

Matthew J. Moorhead LUTCF Shelter Insurance Companies 5540 South Street Ste. 202

Most Morhead

Lincoln, NE 68506

FEB - 7 2006

Matthew J. Moorhead LUTCF

mmoorhead@shelterinsurance.com

Multi-Line Insurance Agent

5540 South Street Ste 202

Lincoln, NE 68506 Office (402)-488-2545

Cell (402)-416-6190



February 6, 2006

City of Lincoln Planning Department 555 South 10th Street, Ste. 213 Lincoln, NE 68508

Re: CZ#05082, Glenn Hillhouse & Sons Zoning Request

To Whom It May Concern:

I am writing in support of the application to change zoning on Mr. Hillhouse's property at 21st and K Streets. I have known Glenn personally and used his company's services for over 15 years. I know him to be an exceptional neighbor and citizen. He has served as an officer in our community association for many years and works tirelessly as a volunteer on behalf of the association and its members. He is trusted, delivers as promised, and his home, properties and business are neat, clean, professional and valued by his customers and neighbors.

I think of Glenn and his business history as being very good members of the community, delivering quality service and being a long-time employer. I know that having to move his business to make way for the Antelope Valley Project has been a considerable hardship, and I hope you will approve this zoning request to allow him to proceed with his business.

Very truly yours,

James E. McClurg, Ph.D.

Senjor Vice President and Chief

Scientific Officer

csb

FEB - 7 2006



1919 S. 40th Street, Suite 104 • P.O. Box 6847 • Lincoln, NE 68506

(402) 483-4500 • FAX (402) 483-7977 • www.insproins.com

February 6, 2006

Planning Department CZ #05082 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ #05082 Glenn Hillhouse Glenn's Body Shop, Inc.

To whom it may concern,

INSPRO Insurance has handled the insurance for Glenn's Body Shop and his surrounding rental properties since 1997. Glenn has always maintained a very clean shop and has been a real asset to his neighborhood. This change is zoning will allow the continuation of a long time family business that has invested a lot of time and money into the community of Lincoln.

I am in favor of the Change in Zoning in Favor of Glenn Hillhouse and would recommend you do so.

Sincerely,

Ryan T. Glock, CIC Account Executive

rglock@insproins.com

EB - 7 2006

LTK Properties

| | PO BOX 22601 |
|---|---------------------------|
| 1 | FO BOX 22001 |
| - | T TOTAL AT A STORY COLUMN |
| | LINCOLN NE 68542 |

FEB - 7 2006

February 7, 2006

Planning Department CZ #05062 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ #05062 Glenn Hillhouse

Dear Planning Commission,

I own the property 2030 J Street that is directly south of the property Mr. Hillhouse has requested the change in zoning and I would be sharing an alley with them. I believe this type of development and construction is needed in this neighborhood. There has been very little new construction in this area, and I believe this would jump start the neighborhood.

There are also several properties in the neighborhood that are run down and I believe this type of development would make those run down properties more appealing to potential buyers. Your consideration is appreciated.

I am in favor of the Change in Zoning in Favor of Glenn Hillhouse.

Best regards

Loren Sweigard

David J. Florell 600 Lakeshore Dr. Lincoln, NE 68528

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ # 05082

To whom it may concern:

I have known Glenn Hillhouse for over 20 years, both personally and professionally. Glenn Hillhouse is a man of high moral character and quite frankly Lincoln could use more citizens like Glenn, and more businesses managed like Glenn's Carstar.

As a neighbor of Glenn's I have seen him work tirelessly over the years to make Capital Beach a better place to live. As a member of Prairie Life I have seen his dedication to exercise. I find Glenn inspiring.

Unfortunately, I have also known Glenn on a professional level. Over the years I have used his body shop on 4 occasions. Each experience was positive both in the way they repaired the car and even how they dealt with the insurance and rental car companies. I met Allan Hillhouse at Glenn's Carstar and he is just like his dad.

Glenn's Carstar has to be one of the best maintained body shop's anywhere in the country. The shop is always very clean and the building is attractive.

I urge you to recommend change in favor of Glenn Hillhouse.

Very truly yours,

David J. Florell

February 7, 2006

Planning Department 555 S. 10th St. Ste. 213 Lincoln, NE 68508

Re:

Glenn's Body Shop

CZ #05082

To Whom It May Concern:

I am writing in regards to the position that Glenn's Body Shop has been put in due to the Antelope Creek Project. While we are all in favor of advancement and progress for the Lincoln community, it should not be at the expense of businesses like Glenn's.

Auto work and repairs can be one of the most expensive and confusing situations that a person can face. Finding someone who you can trust and provides great customer service in this field is a blessing. If Glenn's is not able to continue in business as a result of decisions made by your department, then shame on you.

On the other hand, if you were able to make decisions for the improvement and advancement of Lincoln (i.e. Antelope Creek Project), AND allow impacted quality businesses to continue (i.e. Glenn's), then you would have made the right decisions. If exceptions, adjustments, or changes need to be made to your policy making to make this happen, then that is what you should do.

If your purpose is to best serve the community, then you should have no other choice but to allow Glenn's Body Shop, and other impacted businesses, to continue to serve the Lincoln community.

I trust you will make the right decision.

Sincerely.

Rick Sparks

3220 Fox Hollow Rd.

484-8234

February 7, 2006

Planning Department,

This letter is in regard to the rezoning of the property at 21 & K streets, which Glenn Hillhouse is trying to have rezoned to accommodate his business, Glenn's Body Shop. My wife and I are in agreement that this would be a great location for Mr. Hillhouse to relocate to, as his old location is in the Antelope Creek Redevelopment area.

We are past customers of Glen's Body Shop and we feel it is an excellent business in which the customer comes first. Our vehicles have always been repaired above and beyond our expectations! Other Lincoln businesses would prosper by following the example set by this family owned body shop!

Please grant the change of zoning in favor of Mr. Hillhouse. CZ#05082

Thank you,

Steven Folsom

President: Nebraska Corvette Association

Steven Folsom

FE0 - 8 2006



AMERICAN FAMILY INSURANCE GROUP

Business Address: 9290 WEST DODGE ROAD, SUITE 400 • OMAHA, NEBRASKA • PHONE: (492) 330-1010

Mailing Address: PO BOX 247043 • OMAHA NEBRASKA 68124-7043

February 7, 2006

FEB - 8 2006

PLANNING DEPARTMENT 555 SOUTH 10TH SUITE 213 LINCOLN NE 68508

REFERENCE NUMBER CZ # 05082

TO WHOM IT MAY CONCERN

This letter is in regard to Glenn's Body Shop and the Antelope Creek Project.

As I understand, Glenn's Body Shop in it's current location, is slated to be eliminated for the Antelope Creek Project. In order for Mr. Hillhouse to remain in business, and continue to be a viable part of the Lincoln community, he has a need for the Planning Department to re-zone a piece of property on 21st & K st.

I have worked with Mr. Hillhouse for many years, I am in the Insurance industry. I can personally tell you that in the Auto Repair Business, Glenn Hillhouse, and Glenn's Body Shop is highly regarded. It is not often a working relationship can be developed in "Trust". I know Glenn has worked hard for many years to develop a honest working relationship with many people.

I think it would be a shame for a solid business, and solid citizen to be put out of business for something he has no control over. Therefore, I am asking you in earnest to please vote in favor of the zone change at 21st & K st, that would allow a good, honest, hard working business, to stay in business.

Thank you for your time and attention to this matter.

Andy Boone

Physical Damage Claim Examiner 1 (888) 449-5310 aboone@amfam.com

Cell No. (402) 429-0238

American Family Insurance Group

9200 West Fletcher Avenue Malcolm, NE 68402

February 7, 2006

FEB - 8 2006

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ#05082

To Whom It May Concern:

It has come to my attention that Mr. Glenn Hillhouse, operating the business "Glenn's Carstar Body Shop," has petitioned your agency for a change of zoning by way of the above-captioned request number. This is to change the zoning on a property he owns at 21st and K Streets.

The Antelope Valley Project has displaced or closed many of our old Lincoln businesses; for those businesses that desire to relocate in the same general area, every consideration should be given to allow them to do so. Glenn's Carstar Body Shop is an old Lincoln family business that has a good reputation in dealing with its customers and the community. I would hope that the Planning Department would make every possible effort to allow this business to continue.

Lennedy

Sincerely,

Bruce Kennedy

Hanning beparelment, hope that you consider charger top , A woman to kno Thank you is to clock

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Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ #05082 GLENN HILLHOUSE REZONING REQUEST

This letter is a recommendation for a change of zoning in favor of Glenn Hillhouse and his business Glenn's Body Shop.

I have personally known Glenn for over 15 years and he is a very honest, hard-working and trustworthy businessman.

His business services are needed in Lincoln and a family line of continued business ethics and community involvement are being demonstrated by his two sons who work with him in this enterprise and their families are dependent on this outstanding business for their continued welfare and livelihood.

Again, I ask you to please vote in favor of permitting this rezoning for Glenn Hillhouse, his two sons and their families.

Respectfully

Joan L. Smith, Lincoln Public Schools Teacher

1306 Pelican Bay Place

Lincoln, NE 68528

FEB - 9 2006

February 8, 2006

Planning Department City of Lincoln 555 South 10th Street, Suite 213 Lincoln, NE 68508

RE: Reference #: C Z #05082

Dear Planning Department:

I am writing to ask that you recommend a zoning change in favor of Glenn Hillhouse for 21st and "K" Streets. I have been a customer of Glenn's CarStar Body Shop for more than ten years. I wouldn't think of going anywhere else to have body work repaired and I refer him to my friends and family. Glenn Hillhouse runs a very clean operation both inside and outside of his building. The work that he performs is exceptional. For us he has repaired everything from a few scratches to a total repainting of our car, twice. He is honest and very hardworking.

Glenn has been looking for a place to relocate for many years which is close to his existing site at 21st and "P" Streets. As I am certain you are aware, there aren't many places where body shops can be located or relocated. The location of his existing shop is where his clientele wish to come and where he wants to stay. He didn't wish to move, but was forced due to the Antelope Creek Project. He has spent years building a successful business in a location convenient for his customers.

Let's not make this any harder on him than it already is. Please approve Glenn's zoning change for 21st and "K" Streets. Let's be "pro business," not only for Glenn, but for the benefit of the entire community. I feel confident that you will not regret this decision. Thank you.

Sincerely.

Laura M. Bell

3721 Timberline Ct.

aura M. Bell

Lincoln, NE 68506

489-8197 home

484-5333 work

432-9914 cellular

Dawn Nowka 7437 Grand Oaks Drive Lincoln, NE 68516 H) 483-2338 O) 484-5333 C) 202-8352

February 8, 2006

Planning Department City of Lincoln 555 S. 10th Street, Suite 213 Lincoln, NE 68508

Reference #: C Z # 05082

Dear Planning Department:

I am writing to ask you to APPROVE the zoning change requested by Glenn Hillhouse at 21st and K Streets. The property formerly occupied by Glenn's Carstar Body Shop at 2121 P Street was taken by the City of Lincoln for the Antelope Creek Project.

The clientele served by Glenn's Carstar are located in the downtown Lincoln area, and for that reason, Mr. Hillhouse would very much like to reopen his business close to his former location. He has searched extensively for a suitable property for his business, and there aren't many options available in the market. The property at 21st and K Streets would be ideal.

Mr. Hillhouse has been, and will continue to be an honest and reputable businessman in our community. He has operated a very professional and well maintained Body Shop for years. His new location at 21st and K Streets would be a 1st class operation and one that would be a credit to the community.

Don't make this ordeal any more difficult for someone disrupted by the Antelope Creek Project. Please vote in FAVOR of Glenn Hillhouse's zoning change request.

Sincerely,

Dawn Nowka

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

Dear Planning Department,

I'm writing to you regarding a zoning change for Glenn Hillhouse. I would have to say that Glenn Hillhouse and his family have helped us through three generations of collisions. I'm sure we are all awhare of the excellent services given by Glens Body Shop, and the professional way in which he manages his business.

Glenn and his family have always been very honest and reputable over the years. His place of business has always been kept very attractive and complimentary to the neighborhood.

These are the types of businesses the city of Lincoln needs to hold onto and maintain in order to keep the quality of professional buisness that we all desire to work with.

I feel it would be a great embarrassment to Lincoln for a fine business of this quality to be taken over by the city and not given every bennefit possiable to help them relocate. My other concern would be the amount of lost jobs and income to the family's of the employee's if this zoning change should not occure.

Thank you for your understanding and consideration of the new zoning change in favor of Glenn Hillhouse please feel free to call me at 402-464-8309 with any questions you may have.

Thank You

Roland Schroeder

Schroeder Investments, Inc.

Roland Schroeder

FEB - 9 2006

February 8, 2006

Planning Department City of Lincoln 555 South 10th Street, Suite 213 Lincoln, NE 68508

RE: CZ#05082

Dear Planning Department:

I am writing you this letter on behalf of Glenn Hillhouse of Glenn's Carstar. Due to the Antelope Creek Project, Glenn Hillhouse has been recently been forced to leave his reputable place of business at 2121 "P" Street through eminent domain. Mr. Hillhouse is requesting the city to accept a zoning change for the property he owns located on the corner of 21st & "K" Streets. This is a nice location and near his established clientele. Please accept this change as Mr. Hillhouse has searched long and hard for a new location for his business with no luck.

Mr. Hillhouse and his sons are sincere gentlemen and have worked hard to build the credible business they operate today. They run a clean and orderly facility. The Hillhouses are a great asset to the downtown community and the City of Lincoln. Please accept the zoning change allowing them to carry on their business. You will not be disappointed. Thanks.

Sincerely,

Jane Rolf

8916 Venice Lane

Lincoln, NE 68526 (402) 484-5333 - office

xano Ko

(402) 525-6130 - cell

074

I, Janis Lipins, Strongly support and recommend the change of zone in favor of Glenn Hillhouse at or about 21st and "K" streets. Glenn Hillhouse has done many repairs on my cars and he has been honest about what was needed to be repaired. I think Glenn's Body Shop is an asset to the community.

Janis Lipins 2126 So 49th Street, Lincoln, NE

Jamis Lipins

CZ #05082

To the Planning Departement

FEB - 9 2006





PERTAINING TO Ref. # CZ05082

Feb. 2,06

I Am writing this Letter in Support of Glenn Hillhouse and his Request of a zoning change at 21st a K STREETS.

without the change. Mr. Hillhouse may not be able To Continue in buisness,

Glenn and his Sons are of high Character and Exemplifies Lincoln's STANDARD of Professionalism within the automotive Service Industry,

As Member and Secretary of the NEBRASKA Chapter of the Automotive Service Association. I know the Loss of any Reputable Shop detracts from the Standard of Buisness we all strive To Ochieve,

My Father DON Currently DWNS

Scanlon's Garage, Started by My Grandfather C.J.

Our buisness is also being affected
by the Antelope Valley Project. It is with some Concern

I am following the End Result of Mr. Hillhouse's Request.

Any Questions (476-1815) Tom Scanlon 176

892 N. Lakeshore Drive Lincoln, Neb. 68528 Feb. 2, 2006

Planning Department City of Lincoln

Dear Sirs:

I understand there is a zoning proposal before you regarding a property at 21st & K Sts. This is in regard to a request by Mr. Glenn Hillhouse, whom I know both personally and professionally to be a reputable and honest businessman. I think his business in this area would be an asset to the community. I highly recommend that you find in his favor when you rule on this request.

Thank you

Respectfully,

Bruce A, Miller, MD

CIVILLE

FEB - 6 2006

077

January 31, 2006

Planning Department 555 South 10th St., Suite #213 Lincoln, NE 68508

RE: CZ #05082 Glenn's Body Shop

To Whom It May Concern:

I am writing this letter to request that you consider changing the zoning restrictions on the property located at 21st & K Streets in favor of Glenn Hillhouse.

I have known Glenn Hillhouse for a number of years through a family member who once worked for Glenn. Glenn has always been a man of honesty, kindness and has been a great contributor to the community.

Our family has used Glenn's Body Shop twice recently after two accidents damaged our vehicles. Glenn and his staff were very friendly, answered any and all questions we had and performed excellent repair service on our vehicles.

I believe, by changing the zoning restriction on the property located at 21st and K Streets in favor of Glenn Hillhouse you will be helping Lincoln prosper and grow in a positive way.

Sincerely,

Janie Jantzen 630 5th Street Adams, NE 68301 (402) 499-0872 Ref: C Z # 05082

Please change the zoning in favor of Glenn Hillhouse.

In addition to being both an honest and reputable businessman, Glenn Hillhouse is credit to the Lincoln community. Over the last 30 years, he has served as an excellent role model for hundreds of students.

Often my father, a teacher for 42 years at Raymond Central High School, takes his students on field trips during which they tour Glenn's Carstar. Glenn has always been willing to put on demonstrations, show business operations and educate young minds about new technological developments. Simultaneously providing a positive influence. Glenn has always been very giving of his time.

Additionally let's not forget other positive attributes that Glenn's Carstar has exhibited over the last 30 years such as:

- very professional business conduct
- clean and modern building at all times
- provider of excellent collision repair

Please change the zoning in favor of Glenn Hillhouse.

Sincerely
Dan Henderson
Production Manager
Swanson Russell Associates
1222 P Street
Lincoln, NE 68521
402 492-3222

FEB - 6 2006



in the first of the second of

Clarke A. Mundhenke, D. Min.

749 Pier II Lincoln, Nebraska 68528 402-476-7561 FEB - 6 2006

February 2, 2006

Ms J Walker Planning and Zoning City of Lincoln

Ms. Walker, the purpose of this letter is to support the change is zoning request CZ #05082 requested by Glenn Hillhouse.

As the city has moved forward with the Antelop Valley Project, many persons have been impacted both personally and professionally. Hillhouse Body shop is but one that I have had personal business dealings with. They have provided excellent service on the occasional times when deer have jumped in front of my car, or the ice just didn't allow stopping in time. Glen has been a stable part of our community for a number of years and I was saddened to learn that he was to be impacted by the Antelop Valley Project, but I was very pleased to learn that he planned to continue the business at a new location at 21^{st} and K street

We regret that we cannot be present for the hearing on Tuesday February 14, 2006 and hope that you will enter into the record our support to this change in zoning. Thank you for your consideration.

Clarke & Sharon Mundhenke

749 Pier 2

Lincoln, NE 68528

476-7561

7200 Sugar Creek Circle Lincolln, NE 68516 February 1, 2006

City of Lincoln Planning Department 555 South 10 Street - Suite 213 Lincoln, NE 68508

I highly encourage you to recommend a change of zone for property at 21st and K Streets in Lincoln. This request is being made by Glenn Hillhouse.

Glenn has for a number of years operated a quality business firm at 2121 P Streets called Glenn's Body Shop. I have had work completed by Glenn on numerous occasions at this location and experienced excellent service.

Service provided by Glenn includes (1) completely satisfactory work, (2) ethical business conduct, (3) an orderly, clean, and safe work environment, (4) courteous and knowledgeable employees, and (5) a desire to own and operate a business for which he can be proud and satisfied.

Glenn resides at Capital Beach Lake where he donates hours and hours of his expertise and time to making this community an outstanding place to live. He serves on the Board of Directors; he personally tests water quality, supervises and helps maintain common areas and streets, and highly encourages all residents to care for and appreciate the area.

Glenn has and will continue to make a significant contribution to Lincoln as a business owner, manager, worker, and homeowner. He will continue to represent himself as a knowledgeable, hard working, and responsible resident of the city.

Please react favorably to the request of Glenn Hillhouse.

Sincerely.

Buford Jones

Buford Jones

Planning Deoartment 555 South 10th, Suite 213 Lincoln, NE 68506

> This is in reference to CZ #05082 zoning change request by Glenn's Body Shop owner Glenn Hillhouse.

I have been a very satisfied customer of Glenn's Body Shop for more that 10 years. During my association with Glenn and his son I have observed a clean professionally run body shop that is a known for it's customer service, and high quality work.

I recommend the change in zone in favor of Glenn Hillhouse.

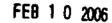
I have seen the property in question at 21st and K street and can visualize Glenn's new building and his business at this location. It would be a great addition to our city.

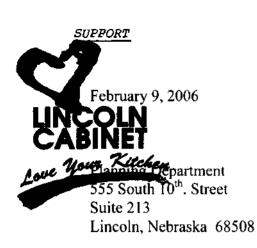
William E Baker

3327 D st

Lincoln, NE 68510

William Elder





Ref: CZ#05082

To Whom It May Concern:

Please recommend a change of zoning in favor of Glenn Hillhouse.

I have been acquainted with Glenn Hillhouse for many years.

He runs an honest and reputable business. Over the years he has done many repair jobs for me. He has always been honest on the price and my auto's were done on time.

He does not have a junky establishment. His shop and office are always clean and well organized.

Glenn's Body Shop would be a great asset to the community because of the way he treats people and the way he runs his business

Mr. Hillhouse brings a considerable amount of revenue to the city of Lincoln.

Please decide in favor of Mr. Hillhouse for a zoning change.

Yours truly,

Ver

Vern A. Jansky

Dean Planning Department,

FEB 1 0 2006

We are writing to ask that you recommend change of your in favor of Glenn Hillhouse. He runs an honest and reputable business. His facility is always clean and professional. We feel that this business is an asset and a credit to our community.

Thankyon in advance for your prompt attention to this matter.

Sincerely, ... 084 Jeremy and Swan Widdleton Attention: Members of the Planning Department

Reference # CZ #05082

In your decision as to whether to allow Glenn's Body Shop to locate at 21st and K Street, I urge you to consider that you are dealing with a viable, successful, local business of the City of Lincoln.

Zoning Laws can do damage to the cities local businesses that have proven themselves and have a good track record.

Glenn Hillhouse and his son Allen are the kind of guys you want to go with, use their ideas to build a modern forward looking body shop of the future.

Terry Larsen

Lincoln/Lancaster Co. Planning Dept. 555 south 10th St., Suite 213 Lincoln, Ne. 68508

Re: CZ#05082

Dear Planning Dept. Staff;

On behalf of Glenn Hillhouse I am asking you to positively consider the rezoning of the property at 21st and K streets to a suitable zoning classification that would accommodate Glenn's auto body business.

I have been a customer of Mr. Hillhouse for several years. I have found he and his staff to be very reputable and operating in an ecological safe manner and concerned with the appearance of the facility. They would fit very well into the neighbor of 21st and K Street.

The core part of the city needs to have businesses continue to operate there and considering that there are other auto body businesses in the central core it is only reasonable to continue to have Glenn Hillhouse operate in this area where he has been an established employer and with easy access for his established customers as well as those potential customers who work in the central core.

Additionally, it seems to me as a voting member of the community that the government agencies that have forced Mr. Hillhouse to have to move due to the Antelope Creek project IS OBLIGATED TO HELP FIND AND REZONE AND BEND OVER BACKWARDS TO ASSIST THOSE WHO HAVE BEEN AFFECTED BY THIS COMMUNITY BETTERMENT PROJECT.

Sincerely yours,

President/Owner

Cc: Lincoln Mayor Seng

Journal Star Letters to the Editor



Orchard Park A Retirement Community

3110 So. 48th St. Lincoln, Nebraska 68506-3305 (402) 488-8191 086



3201 South 33rd Street, Suite C · Lincoln, Nebraska 68506

office: (402) 489-9595 · (800) 399-0140 · fax: (402) 489-0743 · cell: (402) 304-1268

email: midwestins@alltel.net · www.midwest-insurance.net

FEB 1 0 2006

February 9, 2006

Planning Department
555 South 10th, Suite 213
Lincoln, NE 68508

LE: CZ05082

To Whom It May Concern:

It is my understanding that you have taken the property at 21st & P, specifically, Glenn's Body Shop, for the Antelope Creek Project, and that they have purchased a new property at 21st & K streets. It is, also, my understanding that he has not been granted the proper zoning of the new property to accommodate his business. I am writing to request that you recommend changing the zoning of his new property. I have known Glenn for over 25 years and have always done all of my business with Glenn's Body Shop and have recommended him to all of my friends and family. He has always been an honest businessman and is an asset to our community. Not changing the zoning to accommodate this reputable business would be another great loss to the City of Lincoln's business economy and our community.

Sincerely,

Nancy L. Black

Midwest Insurance Group

FEB 1 0 2006

Robert Schurtz 300 N 27th St Ste 1 Lincoln NE 68503 February 8, 2006

Planning Department 555 South 10th Ste 213 Lincoln NE 68508

Re: #05082

Dear Planning Department,

I would urge you to recommend a change of zone in favor of Glenn Hillhouse.

I have been taking my cars to Glenn for almost 20 years. He has always done superb work in a timely and courteous manner at a fair price. I would hate to see him forced out of business over this issue and I think it would be a great loss to the community.

Please work with him to fairly resolve this issue.

Robert Schunt

Sincerely yours,

Robert Schurtz

Planning Department 555 South 10th. Street Suite 213 Lincoln, Nebraska 68508

Ref: CZ#05082

To Whom It May Concern:

Please recommend a change of zoning in favor of Glenn Hillhouse.

I became acquainted with Glenn Hillhouse many years ago when I worked on his Kitchen Remodel Project. Years down the road I met up with Glenn again when my car was ran into. I remember how great it was to work with him. Then, I knew I wanted to bring my car to his shop.

The Shop exterior was clean, no junk or parts sitting around. Inside the office was nice also. However, I was real impressed as to how clean and organized his shop was. Long story short, the repairs were done on my car and it was ready when they said. The work done was wonderful and they even washed and vacuumed my car out so it looked like a new car. I hadn't been treated like this before.

Glenn's Body Shop would be a great asset to the community because of the way he treats people and runs his business. You couldn't find a more sincere, honest and reputable man as he is. He deserves the zoning change for his business to continue.

Thank you,

Anda R. Schmaltz, CKD, CBD



FEB 1 0 2006

February 9, 2006

Planning Department City of Lincoln 555 S. 10th St., Suite 213 Lincoln, NE 68508

Attn: Planning Department

RE: Rezone for Glenn Hillhouse

Reference Number: CZ #05082

Please change the zone for the property on 21st and "K" street for Glenn Hillhouse. I truly appreciate the way that this company does business with integrity and in a clean environment. They run a neat, clean operation and I believe that they would "clean up" this area and cause it to have better street appeal.

I am a client of theirs and do not want to see them go out of business or move to a non-centralized location.

Please give me a call if you have any questions about this request.

Sincerely,

Tammy Buffington, Owner

Tammy Buffington

A+ Brokerage

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

Reference:

CZ #05082

Glenn Hillhouse

This letter is written in support of Glenn Hillhouse's request to rezone 21st & K Streets. Glenn built this business himself and has worked hard to maintain high standards for the customers he serves. Glenn and his son, Allan who works as manager at the shop, desire to continue this family business.

Glenn is a man of his word and trustworthy and does his best to accommodate whatever is needed to make the appearance of his business attractive to the surrounding neighborhood. When Glenn meets with a problem, he faces it head on and creatively seeks to solve the dilemma to guarantee that everyone is pleased. He desires to work through appropriate channels and does whatever is needed accomplish his goals. His work ethic and business practices are exemplary and his customers leave satisfied.

Glenn takes pride in his business and the city he lives in and his son has these same values. Please grant his request for the rezoning of 21st and K so that this long-term resident and small business owner of Lincoln may continue doing business the city can be proud of.

Sincerely

Marge Rudd-Hillhouse Business Teacher Lincoln Northeast High School (Glenn's Wife) Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

Re: CZ #05082

Dear Sir/Madam:

I, respectfully request, that you approve the change of zone application by Glenn Hillhouse for the replacement property purchased by Glenn's Body Shop, due to the displacement of his shop by the Antelope Creek Project at 21st and "P".

Glenn's Body Shop has been an asset to the community for many years. He and his staff are reputable, honest, and do quality work. Location in this area of town is important to continue service to this area.

Your favorable consideration of his application would be appreciated. Thank you.

Sincerely,

Jerry Obrist

Copy: Glenn's Body Shop



City Planning Department 555 South 10th Suite 213 Lincoln, NE 68506

Reference number: C Z #05082

I am writing to recommend a change of zone on the property at 21st and K in favor of Glenn Hillhouse. Mr. Hillhouse has operated a quality business in Lincoln for years and has credited this community with great service. To lose a businessman of this caliber would be unfortunate. Please decide in favor of Mr. Hillhouse so that he can continue to offer professional, honest service to the residents of Lincoln.

Sois Harva

Sincerely,

IN 8

Monte and Lori Harvey

February 9, 2006

Planning Department 555 South 10th Street, Suite 213 Lincoln, NE 68508

Re: CZ #05082

Dear Sirs:

I am asking that you approve Glenn Hillhouse's change of zoning request at 21st & K.

I have done business with Glenn for many years and appreciate the quality of service that Glenn provides. I have no doubt that Glenn and his operations would be a good neighbor and his business would be a benefit for the area.

Sincerely,

Douglas Bell

3721 Timberline Court Lincoln, NE, 68506

Condes BM

R.E. Enterprise 5302 Meredeth St. Lincoln, NE 68506

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

To Whom It May Concern:

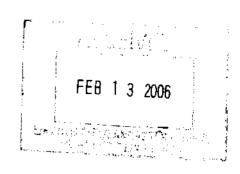
I am writing this letter to recommend a change of zone in favor of Glenn Hillhouse, please reference CZ #05082.

My name is Jeff Wolgamott with R.E. Enterprise, we have been working with Mr. Hillhouse throughout the design process for the proposed building at 21st and 'P' St. He has chosen a building design that would complement the neighborhood, and put some vacant land to good use. Throughout this process Glenn has shown that he is a man of character. He is an honest, reputable man and runs a business on those same principles. Glenn's Body shop is an asset to the city and wishes to stay in a portion of the city that continues to lose businesses.

If you have any further questions please don't hesitate to call me at 402-525-8274.

Sincerely,

Jeff Wolgamott R.E. Enterprise



February 10, 2006

Planning department 555 South 10th, Suite 213 Lincoln, NE 68508

Re: CZ #05082

I recommend a change of zone in favor of Glenn Hillhouse for the property at 21st and K Streets.

I have done business with Glenn since 1987—a year before moving to Lincoln and several times since then. I have found him to be reliable, honest, and easy to deal with. My insurance company has also been happy to work with him. Our daughter and grandchildren have also been happy with his work.

I consider Glenn's Body Shop an asset to our community and find it very convenient to have the business close to our neighborhood.

Again, I hope you will vote for a change in favor of Glenn Hillhouse.

Sincerely,

Charles H. Gates 818 Elmwood Avenue

Lincoln, NE 68510-3318

Charles H. Lates

Mike Sheffield 2201 West Plum Lincoln, NE 68522

FEB 1 3 2006

February 9, 2006

Planning Department Attn: CZ # 05082 555 South 10th Suite 213 Lincoln, NE 68508

I am submitting this letter to confirm that my family and I support and recommend a zoning change in favor of Glenn Hillhouse. The zoning change would allow the Hillhouses to build a new modern auto repair facility on the property they purchased at 21st & K street.

I have known the Hillhouses for over 25 years and they have always ran a honest, reputable, and professional Lincoln business. Their new facility would be a great asset to the neighborhood, downtown area, and the City of Lincoln. It would be a great tragedy to let an established long term Lincoln business close its doors due to a zoning change issue.

In conclusion, please consider a change of zoning in favor of Glenn Hillhouse. I believe it is in the best interest of the City of Lincoln and would absolutely benefit the community.

Best regards,

Mike J. Sheffield

February 10, 2006 Reference # 02#05082 to whom it may Concern; at Planning Department 555 So 10 20 Sinish. he 68508 FEB 1 3 2006 This letter is Concerning Glenn's Dody Shop to Change the yoning on property he Purchased at 21st + X St. His body Shop currently at 2121 PSt. We have known glevor Hillhouse as long as he has been in body shop business. He is Well known throughout the Community as an honest, reputable business owner. Le las always maintained on excellent shop and is a pellar to the Community. I recommend a charge grow for Journ Hillhouse at your truly.

glenns Lody Shop. " 1988 Bobs Shirly Whitney

February 10, 2006

Planning Department 555 South 10th Street Suite 213 Lincoln, NE 68508

RE: CZ #05082

To Whom It May Concern:

I would like to recommend a change of zone in favor of Glenn Hillhouse. I recommend this change of zone because Glenn's Body Shop is reputable within Lincoln and he and his business has been a great asset to our family and our vehicles. Please go forth with the change of zone for Glenn Hillhouse.

Sincerely, Vicin Powell

Vicki Powell

130 Mitchell Street Bradshaw, NE 68319 February 11, 2006

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

Reference Number CZ 05082

Members of the Planning Department:

This letter is in support of Glenn Hillhouse in his effort to have the city of Lincoln rezone the area of 21^{st} and K. Street to allow him to build and relocated his body shop that was previously located at 21^{st} and P. He was forced to move his business because of the Antelope Creek Project.

Glenn is an honest, hard working professional businessman who has operated a body shop in the city of Lincoln for many years. His business has been an asset to the community for many years as has Glenn personally.

Glenn has been a leader in the auto body profession and served as president of the Nebraska Auto body Association in 1993 and played a crucial role in the recent Capital Beach Lake renovation project. His property and business have always been well cared for and maintained. Glenn has always been an individual who worked long hours to go the extra mile to make sure a project was done correctly.

Please rezone the area of 21st and K streets so his family business can continue.

Thank you for your consideration.

Faul and Dian Brune

Paul and Diane Brune

FEB 1 3 2006

Miracle Mile Motors 2040 "O" St Lincoln, NE. 68510

February 11, 2006

Planning Department 555 South 19th, Suite 213 Lincoln, NE 68508

To Whom It May Concern:

May you please consider the change in zoning for Glenn Hillhouse on the property at 21st & K St so that he can build his body shop and continue to be a asset of this community and keep his body shop business going..

Glenn has been a great neighbor and has a great reputation for doing quality body work.

Sincerely,

Robert Richter

Owner

Miracle Mile Motors

Reference CZ #05082

February 10, 2006

Planning Department 555 South 10th Street Suite 213 Lincoln, NE 68508

RE: CZ#05082

To Whom It May Concern:

I am composing this letter on behalf of Glenn Hillhouse and his business. I would like to recommend a change of zone in favor of Glenn Hillhouse. I recommend this change of zone because Glenn's Body Shop is a true asset to our community in Lincoln, Nebraska. His body shop is one of our few, locally owned shops that is ran honestly, his quotes and cost of repairs are reasonable and fair, and Glenn and his employees take great care for every vehicle and client that cross his shop. It would be a great loss to Lincoln to have Glenn's shop closed.

Respectfully, Table 1 well

Wanda Mandigo 13412 Alvo Rd Waverly, NE 68462

February 11, 2006

County/City Planning Department 555 S. 10, Suite 213 Lincoln, NE 68508

Dear Planning Department Officials;

As a resident of Lancaster County, I would like to recommend a change of zoning in favor of Glenn Hillhouse for his business, which needs to move because of the Antelope Creek Development Plan. Glenn's Car Star Body Shop is a very reputable business, and serves his patrons very fairly and does very good work. I had work done after a deer mishap, and was extremely satisfied.

Please do consider the change in zoning, so that Glenn is able to stay in business and move to 21st & K Streets.

Sincerely,

Wanda Mandigo

Res. # CZ05082

Danda Mandigo

FEB 1 3 2006

February 11, 2006

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

RE: CZ #05082

I am writing this letter in support of Glenn Hillhouse's request for a zone change to make it compatible to build their new body shop on ground they have purchased at 21st & K Streets. Glenn and his Sons have been running Glenn's Body Shop in Lincoln since the sixties and have been a tremendous example of a family business with a stellar reputation for integrity, honesty and reputable services to the Lincoln community.

I know Glenn as a customer, neighbor and a friend. I have had the pleasure to serve with Glenn on the Board of Directors of the Capitol Beach Lake Association and have the utmost respect for him for his dedication, hard work and leadership. I don't think we could have completed our recent lake project without Glenn leading the way with his tireless work ethic.

It's hard to imagine the stress that goes along with losing your land and having to relocate a lifelong business and I sincerely hope that the planning commission will make the necessary changes to allow the Hillhouse's to rebuild their family business to serve the people of Lincoln.

Thank you for your time and consideration,

Bruce Younglove
Bruce Younglove

622 W. Lakeshore Dr.

Lincoln, NE 68528

438-8178

FEB 1 3 2006

104

February 10, 2006

Planning Department 555 South 10th, Suite 213 Lincoln, NE 68508

To Whom It May Concern:

Please reference CZ #05082 Glenn Hillhouse rezoning of 21st and K

I think it is important to keep all of the small business leaders in business and here in Lincoln. Glenn's business has been an asset to Lincoln for many years. As part of the Antelope Creek Project he must relocate. The area at 21st and K he is asking to rezone I feel should be approved. Glenn is a very reputable person and runs a very clean organization. The exterior of the business is always clean and very presentable and would be an asset not only to the area but also to the City of Lincoln.

I feel you should approve the rezoning

Thank your for your consideration of my thoughts

144 Manchester Dr.

Lincoln, NE 68528

LA COMPLANCALYER OF

ITEM NO. 3.1: CHANGE OF ZONE NO. 95082 (p.45 - Public Hearing - 2/15/06)

FEB 1 4 2006

Lincoln Planning Department 555 South 10th Suite 213 Lincoln, NE 68508

CZ # 05082

This letter is to ask you to recommend a change of zone in favor of Glenn Hillhouse.

Glenn Hillhouse, owner of Glenn's Body Shop, has been in business in Lincoln for over forty years. Glenn Hillhouse followed his father into the Auto Collision Repair business. He purchased property on 21 & P streets in 1965 and built a state of the art building with all of the latest tools and safety equipment. A few short years later he doubled the size of the original building to accommodate his expanding business. Over the years, Glenn's Body Shop became known as one of the premier auto body shops in Lincoln. Glenn's Body Shop is now a member of "CarStar Collision Centers" a national chain which offers their customers a nationwide repair warranty. Glenn's son Allan has followed him into the business and is the working manager and shop foreman. Allan's two sons will no doubt follow in the family tradition making this a four generation family business.

After all his years helping others, Glenn Hillhouse now needs some help from you. Glenn's property, at 21st and P street, was taken from him by eminent domain in 2005 for the Antelope Creek project. In order to stay in business, and in the downtown area, he purchased property at 21st and K streets. Glenn's business has a large and respected following in his downtown location. Much of his business comes from the people who work in downtown Lincoln. His location is convenient for people who work at the Federal Building, State Capitol, City County Building and the University of Nebraska. It would be very inconvenient for his customers to have to go to an out of the way industrial park or another undesirable location. Glenn needs you to rezone the property he purchased at 21st and K streets. Glenn would never have needed your help, if he was not forced to relocate due to the Antelope Creek Project. Glenn wants to stay in business, and he wants to stay downtown. Please support this family owned business which has been serving Lincoln for over forty years.

I ask you to please recommend a change of zone in favor of Glenn Hillhouse.

Sincerely,

Dean Hillhouse 9111 Swing Circle

Lincoln, NE 68516

Dean Kilhoure

(402) 730 - 4181

JIM DeFREECE AUTO PARTS

A Division Of The Kliment Corporation

2201 N. 14th St. Lincoln, NE 68508 (402) 476-0341 (800) 752-2886

February 9, 2006

Dear Planning Dept.

I am writing today to tell you that my company is in favor of a change of zone for Glenn Hillhouse. Glenn's Body Shop is a positive asset for this community. Glenn has been an honest, hard-working business owner in this city for many, many years now. His company operates on only the highest standards in the automotive repair business. Any new body shop that Mr. Hillhouse operates would only be a positive asset in this city. Please support his change of a zone proposal for the property on 21st & K streets.

Sincerely,

Susan Kliment

Jim DeFreece Auto Parts

FEB 1 4 2006

107

February 12, 2006

Planning Department 555 South 10th Street Suite 213 Lincoln, NE 68508

Reference #CZ05082

It has come to our attention that Glenn's Body Shop is having problems obtaining the appropriate zoning on their new location for their business. It is also our understanding that if citizens, like ourselves, express our concerns to you, that it might have a positive effect in their obtaining their needed zoning in order to continue doing business in Lincoln, Nebraska.

Glenn's Body Shop has been a reputable business in Lincoln for many years. They are noted for their honesty, quality of work and fairness to our community for as long as they have been in business. Glenn Hillhouse and his sons are known to our community as individuals who are fair in their practice. They are known as upstanding citizens who are assets to our community.

Lincoln doesn't have the best record of supplying jobs to our citizens. Over the past few years, it seems that we have lost more job opportunities, than supplied, for our community. Glenn's Body Shop supplies a fair amount of jobs to our citizens. Even though they are a small, privately owned company, Lincoln can not afford to lose those job opportunities that Glen and his sons supply. If their requested zoning change is not approved, Lincoln will lose more jobs to an already stressed economy, in addition to losing a business that is well respected by this city and it's residence.

Please help Lincoln by approving Glen's Body Shop's requested zoning

riseg + Cindy Wininer

change.

Sincerely

Frank & Cindy Wimmer

2031 Surfside Drive Lincoln, NE 68528

(402) 477-6505 (Evenings) or (402) 890-6408 (Days)

FEB 1 4 2006

108

Robert D. Olson 8001 Dougan Drive Lincoln, NE 68516

February 13, 2006

Planning Dept. 555 So 10th Street, Ste 213 Lincoln, NE 68508

RE: Ref. -CZ #05082

Dear Planning Department:

I am writing in support of Glenn Hillhouse d.b.a. Glenn's Body Shop to encourage you to approve the re-zoning of his property at 21st and K Streets so that he may rebuild his business.

I have known Glenn for forty-five years and have always known him to be honest, reputable and an asset to Lincoln. His present business location on "P" Street has always been neat and attractive not a junk yard as a body shop could easily become.

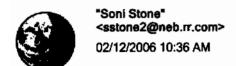
I'm sure Glenn's new facility will be even better than the previous and an asset to the neighborhood. The Lincoln downtown business community and downtown workers will also benefit from the convenience of his new location as so many of these types of service businesses are being pushed out to the fringes of the city miles away.

Again, please approve the zoning change to allow Glenn Hillhouse to rebuild and stay in business at 21st and K Streets.

Sincerely,

Bob Olson

rdo/mac



To <JWalker@ci.lincoln.ne.us>

CC

bcc

Subject CZ #05082 Glenn Hillhouse

Planning Commission:

This letter is in support of zoning change for property located at 21st & K St.

Glenn Hillhouse has been in the body shop repair business at the 21st & P St location for over 40 years.

Due to the Antelope Creek Project his business has been forced to relocate. The above zoning change would allow for the continuation of his business operation which promotes good business practice in Lincoln. Glenn's Body Shop is an asset to the community. The livelihood of numerous employees and the tax base this business provides should also be a factor to be taken into account.

Thank You.

Sondra Stone 2011 Surfside Dr Lincoln NE 68528 402/475-7809



John Larson <jlarson15@direcway.com> 02/14/2006 04:10 PM To Plan@Lincoln.Ne.Gov

CC

bcc

Subject zone change

I John Larson, recommend change zone in favor of Glenn Hillhouse. Glenn Hillhouse is reputable and an asset to the community. John Larson 6645 south st. Lincoln,ne 68506

February 12, 2006

City of Lincoln
Planning Department
555 South 10th St.
Lincoln, NE 68508

REF: CZ#05082

I wish to ask you to approve the request from Glenn Hillhouse for a change of zone at 21st and K Street in favor of Glenn Hillhouse. Glenn's Body Shop has been located in the downtown area for many years and they would like to continue doing business in a similar location.

I have used his services many times and have found his current place of business well maintained and an asset to our community. It doesn't appear to me his request is unreasonable and I would hope you would approve it.

Thank you for your consideration.

Macio

Richard D. Longaere

6325 O St, #511

Lincoln, NE 68510

(402) 486-2417



Ilsakelly@webtv.net (Lisa Kelly) 02/28/2006 05:34 PM To plan@lincoln.ne.gov

CC

bcc

Subject against 21st and K

Dear Planning Commissioners -

I am a downtown resident -- 128 N 13th #407 and am opposed to the zoning change for 21st and K Street - Hillhouse Body Shop.

This action is in opposition to the Downtown Master Plan and would open the door for other businesses and residents displaced by the Antelope Valley project creating a double standard for future decisions. My mechanic - who was displaced by Antelope Valley- found another location that is still downtown. (Economy and Performance) and it is a great location for him and for his clients.

I am a member and president of the Downtown Neighborhood Association and am disappointed to find out about matters concerning 21st and K Street (U-Stop) by reading the paper after the fact instead of being contacted as a Neighborhood Association before such matters are determined.

Sincerely, Lisa Kelly 128 N 13th #407 Lincoln, NE 68508



"Denise Kjar" <dkjar@inetnebr.com>

02/28/2006 01:47 PM

Please respond to dkjar@inetnebr.com To plan@ci.lincoln.ne.us

CC

bcc

Subject 21st and K Street project

February 28, 2006

RE: Hillhouse proposed project at 21st and K Street

Please consider keeping this half block as residential zoning. I am former long time resident of this area (1917 J Street) and remember less than 15 years ago this entire half block was single family, owner occupied homes.

The proposed project would directly abutt residential on two sides. 20th Street is a very narrow street even with parking on one side.

How wonderful would it be to have this area repopulated with moderate priced single family homes. This would be an excellent property for the Lincoln Public Schools building project. Think of how attractive their project is at 16th and B and envision of row of homes on this half block.

This is the wrong type of activity for this area. Would this also reopen the 21st and L project of Whithead Oil?

Has the Downtown Neighborhood Association been notified of this project? How wide of an area of notification for zone change was made in the immediate area?

Sincerely,

Denise Kjar 2121 F Street Lincoln, NE 68510 477-7051 March 1, 2006

Jon Carlson, Chair Lincoln-Lancaster County Planning Commission County-City Building 555 South 10th Street Lincoln, Nebraska 68508

Dear Mr. Carlson:

I understand that the Lincoln-Lancaster County Planning Commission is looking at a zone change for the southwest corner of 21st and K streets. As a neighbor of that block and board member of the Downtown Neighborhood Association I would ask that the commission deny this request. The change would not be in accordance with the Downtown Master Plan and would set a bad president for making exceptions to it. I am unclear as to why the City is not allowing Mr. Hillhouse to relocate to the Williamson property since it is already set up for the type of activity in question and would not abut residential dwellings. Please consider the residential viability of this area when considering this request for zone change.

Thank you.

DE.BUROK

D. E. Burdic 2005 "L" Street Lincoln, Nebraska



Jean L Walker/Notes 02/27/2006 02:08 PM

Τo

CC Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, Gregory S Czaplewski/Notes@Notes, mhunzeker@pierson-law.com, lawkatt@pierson-law.com

bcc Jean L Walker/Notes

Subject Change of Zone No. 05082, 21st & K Streets: Opposition

Dear Planning Commission members:

I received a voice mail from Rachel Lempka(sp) on February 27, 2006, in opposition to the Hillhouse proposal at 21st and K Streets. She used to live in the area and believes it should return to single family residential.

(I would normally not take this information by phone and would request either a letter, e-mail or faxed communication; however, she did not leave a phone number or address so that I could call her back).

--Jean Walker, Administrative Officer City-County Planning Department 441-6365